

## ZONING AND ADJUSTMENT BOARD

April 3, 2006

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, April 3, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Frank Topping, Ron Berry, Dossie Singleton, Richard Cole, Jr., Dale Nichols, Rusty Mask and Frank Szczepanski. Marge Thies, Todd Brown, James Sutton, and Evan Merritt were absent. Dave Davis- Zoning and Adjustment Board Attorney, Roberta Rogers- Director of Planning and Development, and Sandy Cassels- Board Secretary, were present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Nichols made a motion to approve the minutes from the March 20, 2006, meeting. Mr. Berry seconded the motion and the motion carried.

S2006-0003

Timothy Parker

Mr. Nichols made the motion to remove this application from the table. Mr. Cole seconded the motion and the motion carried.

Timothy Parker, applicant, was present and requesting a Special Use Permit to allow a sawmill for personal use only on 10 acres MOL. There were six (6) notices sent. Of the six (6) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Topping asked Mr. Parker why he needed a sawmill for personal use. Mr. Parker explained he has a lot of timber on his property and would like to use the sawmill to make boards for fencing for his cattle.

Mr. Nichols made the motion to approve the Special Use Permit to allow a sawmill for personal use only on 10 acres MOL. Mr. Cole seconded the motion and the motion carried.

R2005-0105

ACMS, Inc.

Mr. Story read a letter from the applicant requesting this application be tabled.

Mr. Topping made the motion to table this application. Mr. Cole seconded the motion and the motion carried.

T2006-0013

Edward & Martha Templin

Edward & Martha Templin, applicants, were present and requesting a Renewal of a Temporary Use Permit for one (1) year for a RV while the permanent residence is constructed. There were seven (7) notices sent. Of the seven (7) notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Cole asked Mr. and Mrs. Templin if one (1) year would be enough to complete the residence. Mrs. Templin stated the residence is almost complete.

Mr. Nichols made a motion to approve the Renewal of the Temporary Use Permit for one (1) year for a RV while the permanent residence is constructed. Mr. Berry seconded the motion and the motion carried.

SS2006-0011

Michael & Kathy Lynn Stokes

Michael & Kathy Lynn Stokes, applicants, were present and requesting a Small Scale Land Use Change on 2 acres MOL from Agricultural to Rural Residential. There were four notices sent. Of the four (4) notices sent, one (1) was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols asked Mr. Stokes what their plans were for the property. Mr. Stokes stated his plans are to deed one (1) acre to his son and to build on the other. The members noted the area is transitioning, and that the one acre density will be compatible with the area.

Mr. Nichols made the motion to recommend approval of the Small Scale Land Use Change to the Board of County Commissioners. Mr. Berry seconded the motion and the motion carried.

R2006-0022

Michael & Kathy Lynn Stokes

Michael & Kathy Lynn Stokes, applicants, were present and requesting a rezoning on 2 acres MOL from A1 to RR1C. There were four (4) notices. Of the four (4) notices sent, one (1) was returned in favor and none were returned in objection. There were no objections from the audience.

Mr. Nichols made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

R2006-0020

Deborah Smith

Deborah Smith, applicant, was present and requesting a rezoning on 10.6 acres MOL from A5 & RR to RR5C & RR1C. There were six (6) notices. Of the six (6) notices sent, one (1) was returned in favor and none were returned in objection. There were no objections from the audience. The application allows the reconfiguration of the property with no increase in density.

Mr. Nichols made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Berry seconded the motion and the motion carried.

R2006-0021

L.E. & Bonnie Estell

L.E. & Bonnie Estell, applicants, were present and requesting a rezoning on 14 acres MOL from RR to RR1C. There were nine (9) notices sent. Of the nine (9) notices sent, one (1) was returned in objection and none were returned in favor. Mrs. Cassels read the letter of objection into the record. There were no objections from the audience. Mrs. Rogers explained this rezoning would bring the property into compliance with the Future Land Use Map.

Mr. Nichols made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Berry seconded the motion and the motion carried.

R2006-0023

L.B. McLeod, Etal

Michael Springstead and Jay Sullivan, representatives for the applicant, were present and requesting a rezoning on 56.73 acres MOL from M1 & A5 to IP (Planned Industrial) & RR1C. Mr. Springstead explained the property is in the Industrial Area on the Future Land Use Map. The rezoning request is for 53 acres MOL to IP with the remaining 3.73 acres (with the existing residence) to RR1C as it no longer qualifies for the A5. The IP will allow a tile manufacturing plant with outside storage. Mr. Springstead explained patterns on the property. Mr. Springstead and Mr. Sullivan explained how the tiles are manufactured, and outlined site improvements to prevent impact from dust. Internal roads will be paved. The hours of operation will be two (2) ten (10) hour shifts and there will be clean-up at the beginning and end of each shift with the beginning shift having three (3) hours of clean-up and the end of shift will have one (1) hour of clean-up. Mr. Nichols questioned Mr. Sullivan regarding the proposed number of trips on C-470. Mr. Sullivan explained they normally try to deliver during non-peak hours.

Mr. Nichols made the motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

CP-A2006-3

Municipal Annexations

This is an application to amend the Future Land Use Map (FLUM) of the Comprehensive Plan. Mrs. Rogers explained the cities of Wildwood, Center Hill, and Bushnell had annexed properties. The FLUM designation for incorporated properties is "Municipalities". The request is to update the maps with the appropriate designation for incorporated lands where the city has done a land use amendment on that

property. Where no land use amendment has been done by the city, an overlay would be used to indicate the change in jurisdiction but still allow the underlying land use to be visible.

Mr. Nichols made the motion to recommend approval of the transmittal to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

CP-A2006-4

#### Parks

This is an application to amend the Future Land Use Map (FLUM) of the Comprehensive Plan. Many of the existing county parks are not indicated on the FLUM with the appropriate designation. Mrs. Rogers indicated that parks should have the Future Land Use of Public, Institutional, and Educational (PIE). No new areas are being requested for parks. The changes to land use are only for existing areas.

Mr. Nichols made the motion to recommend approval of the transmittal to the Board of County Commissioners. Mr. Szczepanski seconded the motion and the motion carried.

CP-A2006-5

#### Capital Improvements

The Capital Improvement Plan (CIP) requires periodic updating to maintain accuracy with planned and budgeted capital projects. The request is to transmit to the state agencies an updated CIP.

Mr. Nichols made the motion to recommend approval of the transmittal to the Board of County Commissioners. Mr. Berry seconded the motion and the motion carried.

Mr. Nichols made a motion to adjourn the meeting at 7:15 pm. Mr. Berry seconded the motion and the motion carried.

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Larry Story, Chairman  
Zoning and Adjustment Board